

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/26/2017 and recorded in Book 13848 Page 105 Document 2017-1288593 real property records of Brazos County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 02/04/2020

Time: 11:00 AM


Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by ELMO NEWSOM, provides that it secures the payment of the indebtedness in the original principal amount of \$375,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
✓ Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE,
RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on 8-30-19 I filed this Notice of Foreclosure Sale at the office of the Brazos
County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.



FILED
2019 AUG 30 P 3:32
Brazos County Clerk
Pete Florez

EXHIBIT "A"
LEGAL DESCRIPTION

File No: 08-01389926

BEING A 1.76 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN JONES SURVEY, ABSTRACT NO. 27, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE 8.575 ACRE TRACT CONVEYED TO HENRY J. LENZ, ET UX BY OAK HILLS, INC BY DEED RECORDED IN VOLUME 240, PAGE 613 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID 1.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE EAST R. O. W. LINE OF RIVER ROAD AND THE NORTHEAST R. O. W. LINE OF VALLEY VIEW ROAD; SAID IRON ROD BEING THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED 8.575 ACRE TRACT;

THENCE N 28 DEGREES 00 MINUTES E ALONG THE EAST R. O. W. LINE OF RIVER ROAD, FOR A DISTANCE OF 228 FEET TO AN IRON ROD FOR CORNER;

THENCE S 37 DEGREES 20 MINUTES E WITHIN SAID 8.575 ACRE TRACT AND ACROSS A LAKE, A FOR A DISTANCE OF 412.58 FEET TO AN IRON ROD FOR CORNER;

THENCE S 51 DEGREES 00 MINUTES W ALONG A YARD FENCE, FOR A DISTANCE OF 208.7 FEET TO AN IRON ROD FOR CORNER IN THE NORTHEAST R. O. W. LINE OF VALLEY VIEW RD;

THENCE N 37 DEGREES 05 MINUTES W ALONG SAID NORTHEAST R. O. W. LINE FOR A DISTANCE OF U 323.5 FEET TO THE POINT OF BEGINNING, CONTAINING 1.76 ACRES OF LAND MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ELMO NEWSOM, AND WIFE, MARY LOU NEWSOM BY DEED FROM ALMA L. LENZ RECORDED 12/04/1979 IN DEED BOOK 440 PAGE 129, IN THE REGISTER'S OFFICE OF BRAZOS COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: 9581 VALLEY VIEW DRIVE, COLLEGE STATION, TEXAS, 77845; APN# 002700-0041-0010

The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 03/02/2011
Grantor(s): HELEN R HURST AND JAMES E HURST, WIFE AND HUSBAND
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$442,500.00
Recording Information: Book 10082 Page 62 Instrument 01086807
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 3365 VAQUERO DRIVE, BRYAN, TX 77808

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2020
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

FILED FOR RECORD
DATE 12-12-2019
AT 12:47 O'CLOCK P M
KAREN MOQUEEN
BRAZOS COUNTY CLERK
By: Debbie Burk

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 12-12-19 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

By: 

Exhibit "A"

LOT THREE (3), BLOCK ONE (1), NORTH COUNTRY ESTATES PHASE TEN, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6777, PAGE 256, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
FULLER, RYAN
1021 LINCOLN AVENUE, COLLEGE STATION, TX 77840

FHA 493-6707918-703
Firm File Number: 19-033332

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 26, 2000, RYAN D. FULLER, A SINGLE MAN AND REX G. FULLER, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to R. J. DANIEL, as Trustee, the Real Estate hereinafter described, to CORNERSTONE MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BRAZOS COUNTY, TX** and is recorded under Clerk's File/Instrument Number 0722238, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos county**, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT ELEVEN(11), TWO LINCOLN PLACE, CITY OF COLLEGE STATION, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 2251, PAGE 329 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

Property Address: 1021 LINCOLN AVENUE
COLLEGE STATION, TX 77840
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

2019 DEC 16 P 2:00
KAREN MCQUEEN COUNTY CLERK
BRAZOS COUNTY TEXAS


SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press,
Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel
Marroquin, Kristopher Holub, Julian Perrine, Pete Florez,
Zachary Florez, Orlando Rosas, Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 04, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 07, 2013 and recorded in Document VOLUME 11394, PAGE 287 real property records of BRAZOS County, Texas, with KYLE R DOLLIVER AND KATHRYN E DOLLIVER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KYLE R DOLLIVER AND KATHRYN E DOLLIVER, securing the payment of the indebtednesses in the original principal amount of \$166,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED
2019 DEC 19 A 10:13
Brazos County Clerk
Brazos County, Texas
mq



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

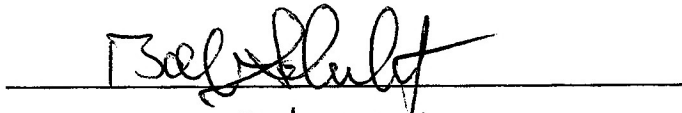
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/19/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: 12/19/2019

605 YORKSHIRE DRIVE
COLLEGE STATION, TX 77845

00000008739484

00000008739484

BRAZOS



ALL OF LOT NUMBER SIX (6), BLOCK NUMBER SEVEN (7), WESTCHESTER PARK, PHASE ONE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1054, PAGE 373, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

FILED

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 28, 2006	Original Mortgagor/Grantor: GREGORY K. TAGGART
Original Beneficiary / Mortgagee: USAA FEDERAL SAVINGS BANK ("USAA FSB"), ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: USAA FEDERAL SAVINGS BANK
Recorded in: Volume: 7498 Page: 141 Instrument No: 00935586	Property County: BRAZOS
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$125,000.00, executed by GREGORY TAGGART and payable to the order of Lender.

Property Address/Mailing Address: 1008 MADERA CIR, COLLEGE STATION, TX 77840

Legal Description of Property to be Sold: ALL OF LOT FIFTEEN (15), BLOCK NUMBER EIGHT (8), SOUTHWOOD, SECTION SEVEN (7), AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 291, PAGE 41 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: February 4, 2020	Earliest time Sale will begin: 11:00 AM
--------------------------------	---

Place of sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *USAA FEDERAL SAVINGS BANK*, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *USAA FEDERAL SAVINGS BANK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown,
Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/21/2014

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR CITY BANK, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 12159
Page: 238
Instrument No: 01201890

Mortgage Servicer:
U.S. Bank National Association is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
JAMES MATTHEW CALLAWAY AND
CHARLENE KROEKER CALLAWAY,
HUSBAND AND WIFE

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Property County:
BRAZOS

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LOT FIFTY ONE (51), BLOCK TWO (2), CASTLE ROCK SUBDIVISION PHASE 4,
CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9590,
PAGE 31, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

Date of Sale: 2/4/2020

Earliest Time Sale Will Begin: 11:00:00 AM

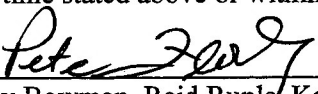
Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX
77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO
SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please
Send written notice of the active duty military

service to the sender of this notice immediately.



Amy Bowman, Reid Ruple, Kathleen Adkins, Evan
Press, Cary Corenblum, Joshua Sanders, Aarti Patel,
Mariel Marroquin, Kristopher Holub, Julian Perrine,
Pete Florez, Zachary Florez, Orlando Rosas, Bobby
Brown, Orlando Rosas or Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-75253-POS
Loan Type: FHA

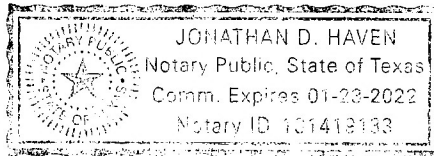
STATE OF TEXAS §
COUNTY OF Brazos §

Before me, the undersigned Notary Public, on this day personally appeared Pete Flores as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19 day of December, 2019.



Notary Public
Signature



FILED

RECORDING REQUESTED BY:

2019 DEC 20 P 4:12

WHEN RECORDED MAIL TO:

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
[Signature]

TS No TX07000360-19-1

APN 525506

TO No 191223960-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 21, 2004, IVAN G BALLENO AND WIFE, JUDITH E BALLENO as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DENNIS P. SCHWARTZ as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REALTY MORTGAGE CORPORATION D/B/A REALNET FINANCIAL, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$95,364.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on May 25, 2004 as Document No. 00856437 in Book OR VOL: 6061, on Page 221 and that said Deed of Trust was modified by Modification Agreement and recorded July 29, 2016 as Instrument Number 2016-1271489 in Book OR VOL 13505, on Page 267 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 525506

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **M&T Bank**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

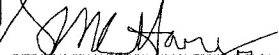
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and M&T Bank's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and M&T Bank's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 18 day of December, 2019.



By: Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Vanessa McHaney
Substitute Trustee(s)

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000360-19-1

APN 525506

TO No 191223960-TX-RWI

EXHIBIT "A"

LOT FIVE (5), BLOCK FOUR (4), WOOD FOREST ADDITION 1ST INSTALLMENT, CITY OF BRYAN,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 339, PAGE 847 OF THE DEED RECORDS
OF BRAZOS COUNTY, TEXAS

3964 CLIFF ROAD
BRYAN, TX 77808

00000008754558

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: February 04, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 23, 2015 and recorded in Document VOLUME 12484, PAGE 43 real property records of BRAZOS County, Texas, with JOSHUA DEATLEY AND D'ANNA DEATLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSHUA DEATLEY AND D'ANNA DEATLEY, securing the payment of the indebtednesses in the original principal amount of \$284,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CALIBER HOME LOANS, INC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

2019 DEC 30 PM 2:50
BRYAN, TEXAS
COUNTY CLERK
J. D. BROWN

2019 DEC 30 PM 2:50

FILED



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

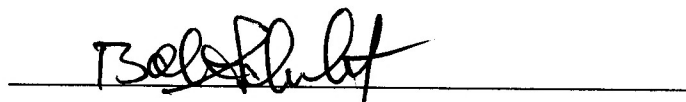
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/30/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: 12/30/2019

EXHIBIT "A"

BEING A 12.71 ACRE TRACT OF LAND OUT OF THE MOSES A. FOSTER LEAGUE, ABSTRACT NO. 16, BRAZOS COUNTY, TEXAS AND BEING ALL THAT CERTAIN CALLED 7.62 ACRE TRACT OF LAND DESCRIBED TO LARRY L. GUSTAVUS AND WIFE, MARGIE A. GUSTAVUS, RECORDED IN VOLUME 573, PAGE 500 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED TO LARRY L. GUSTAVUS AND WIFE, MARGIE A. GUSTAVUS, RECORDED IN VOLUME 3971, PAGE 68 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 4.15 ACRE TRACT OF LAND DESCRIBED TO LARRY L. GUSTAVUS AND WIFE, MARGIE A. GUSTAVUS, RECORDED IN VOLUME 963, PAGE 562 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS SAID 12.71 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1" IRON PIPE FOUND AT A FENCE CORNER POST AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 7.62 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF THAT CERTAIN CALLED 13.86 ACRE TRACT TO MERLE L. SKINNER, JR., (6991/98), LOCATE ON THE WEST LINE OF THAT CERTAIN CALLED 18.99 ACRE TRACT TO HERBERT RICHARDS AND DONNA RICHARDS, (873/635), FOR THE SOUTHEAST CORNER OF THIS;

THENCE ALONG THE SOUTH LINE OF SAID 7.62 ACRE TRACT, COMMON BOUNDARY WITH SAID 13.86 ACRE TRACT, AND ALONG A FENCE LINE, N 47°45'28" W A DISTANCE OF 609.51 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID 7.62 ACRE TRACT, BEING AN INTERIOR CORNER OF SAID 13.86 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS;

THENCE ALONG THE WEST LINE OF SAID 7.62 ACRE TRACT AND THE ABOVE MENTIONED 1.00 ACRE TRACT AND ALONG A FENCE LINE THE FOLLOWING COURSES AND DISTANCES:

N 42°42'16" E A DISTANCE OF 709.32 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR AN ANGLE POINT OF THIS, AND

N 42°59'25" E A DISTANCE OF 191.11 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT A PIPE FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF SAID 13.86 ACRE TRACT, LOCATED ON THE SOUTHWEST LINE OF CLIFF ROAD, FOR THE NORTHWEST CORNER OF THIS;

THENCE ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, SAID 4.15 ACRE TRACT, AND SAID 7.62 ACRE TRACT, COMMON BOUNDARY WITH SAID ROAD, AND ALONG A FENCE LINE THE FOLLOWING COURSES AND DISTANCES:

S 48°24'40" E A DISTANCE OF 209.35 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR AN ANGLE POINT OF THIS, AND

S 47°59'25" E A DISTANCE OF 406.82 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTHEAST CORNER OF SAID 7.62 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 18.99 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS;

THENCE DEPARTING SAID ROAD, ALONG THE EAST LINE OF SAID 7.62 ACRE TRACT AND ALONG A FENCE LINE, S 43°11'01" W A DISTANCE OF 904.55 FEET THE POINT OF BEGINNING, IN ALL CONTAINING 12.71 ACRES OF LAND.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 19-23934

KAREN MCQUEEN COUNTY CLERK
BRAZOS COUNTY, BRAZOS TEXAS
BY *mgm*

2019 DEC 30 P 2:49

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/24/2006, DONALD KENNARD, A SINGLE PERSON AND VICTORIA JOHNSON, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of THOMAS E. BLACK, JR, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANAMERICA HOME MORTGAGE, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$78,380.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANAMERICA HOME MORTGAGE, INC., which Deed of Trust is Recorded on 8/31/2006 as Volume 00939288, Book , Page , and under loan modification recorded 1/19/2016 instr#2016-1253674 in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT THREE (3), BLOCK ONE (1), CAROLINE MIMS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 616, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: **904 E MARTIN LUTHER K, BRYAN, TX 77803**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4714218

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 02/04/2020

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 23, 2018 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's Instrument No. 1336075, Book 14814, Page 170 with Christopher Gilbertson and Lucie Gilbertson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for America's Choice Home Loans LP, mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Christopher Gilbertson and Lucie Gilbertson, securing the payment of the indebtedness in the original amount of \$250,381.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AmeriHome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT SEVENTEEN (17), BLOCK FOUR (4), ENCHANTED MEADOWS, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 244, PAGE 129, DEED RECORDS, BRAZOS COUNTY, TEXAS.

KAREN MOORE, COUNTY CLERK
Brazos County, Texas
mgarada

2019 DEC 30 P 2:49

FILED



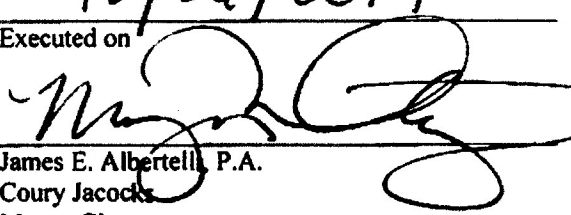
4714337


6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

AmeriHome Mortgage Company, LLC
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

12/26/2019
Executed on

James E. Albertelli, P.A.
Cory Jacobs
Megan Clontz
Tim Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75063

12/30/19
Executed on

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-30-19 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 12-30-19

19-04243

403 NORTH HASWELL DRIVE, BRYAN, TX 77803

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

Lot Two (2), Block One (1), Berger Subdivision, City of Bryan, according to plat thereof recorded in Volume 38, Page 557 of the Deed Records of Brazos County, Texas.

Security Instrument:

Deed of Trust dated December 22, 2011 and recorded on December 29, 2011 at Instrument Number 01108773 in the real property records of BRAZOS County, Texas, which contains a power of sale.

Sale Information:

February 4, 2020, at 11:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by ALEX REYES secures the repayment of a Note dated December 22, 2011 in the amount of \$102,338.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

KAREN MCQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *mgace*

2019 DEC 30 P 2:49

FILED



4714262

FILED

THE UNITED STATES,
 NG ACTIVE MILITARY
 D OR ANOTHER STATE
 UNITED STATES,
 HE SENDER OF THIS
 M. Oliver

M. Oliver

OF THE LAND:

OF THE LAND.

— *Journal of the American Medical Association*, 1997

(23) ADJOINING LOT

ENTY-THREE (23),

CITY OF BRYAN, TEXAS,
JESSE GOLDITH, TEXAS

AZOS COUNTY, TEXAS.

2010 and recorded in Book

place:

COURTHOUSE ADJACENT

COUNTY



... pursuant to the deed of trust

to sell all or only part of the

WHERE IS condition,

under the deed of trust.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/26/2006

Grantor(s)/Mortgagor(s):
TOMMIE DELL CHAMBERS, H/W

Original Beneficiary/Mortgagee:
BENEFICIAL TEXAS INC.

Current Beneficiary/Mortgagee:
U.S. Bank Trust, N.A., as Trustee for LSF9 Master
Participation Trust
Property County:
BRAZOS

Recorded in:
Volume: 7557
Page: 222
Instrument No: 00939098

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 2/4/2020

Earliest Time Sale Will Begin: 11:00:00 AM

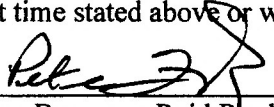
Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please
Send written notice of the active duty military

service to the sender of this notice immediately.


Amy Bowman, Reid Ruple, Kathleen Adkins, Evan
Press, Cary Corenblum, Joshua Sanders, Aarti Patel,
Mariel Marroquin, Kristopher Holub, Julian Perrine,
Pete Florez, Zachary Florez, Orlando Rosas, Bobby
Brown, Orlando Rosas or Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-74117-HE
Loan Type: Conventional Residential

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY megan d. ferris

2020 JAN -2 P 1:41

FILED

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SAMUEL DAVIDSON SURVEY, ABSTRACT 13, BRAZOS COUNTY, TEXAS, AND THIS TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN SET NEAR THE CENTER OF A PUBLIC

ROAD WHICH BEARS S 39 DEG 30 MIN E A DISTANCE OF 329 FEET FROM ITS CENTERLINE INTERSECTION WITH AN EAST-WEST COUNTY ROAD AND SAID POINT BEING THE OCCUPIED SE MOST EASTERN CORNER OF A LOT OWNED BY WILL HUDLIN;

THENCE CONTINUING SOUTH 39 DEG 30 MIN E NEAR THE CENTER OF SAID PUBLIC ROAD A DISTANCE OF 100 FEET TO A STEEL PIN SET FOR CORNER; THENCE SOUTH 43 DEG 10 MIN W ALONG AND WITH AN OLD ESTABLISHED FENCE A DISTANCE OF 203 FT TO A STEEL PIN SET FOR CORNER AT THE BASE OF A FENCE POST; THENCE NORTH 46 DEG 50 MIN W ALONG SAID FENCE A DISTANCE OF 101 FT TO A STEEL PIN SET FOR CORNER AT THE BASE OF A FENCE POST; THENCE NORTH 43 DEG 33 MIN E ALONG AN OLD ESTABLISHED FENCE A DISTANCE OF 275.75 FT TO THE PLACE OF BEGINNING AND CONTAINING 0.622 ACRES OF LAND, MORE OR LESS. AND BEING A RESURVEY OF A CALLED 0.59 ACRE TRACT AS DESCRIBED IN A DEED FROM L.G. JONES TO ANDREW CHAMBERS BY DEED DATED JANUARY 8, 1980 AS OCCUPIED AND SURVEYED ON THE GROUND ON JANUARY 27, 1983 BY ROBERT C. HYERS R.P.S. O. 3963. TAX MAP OR PARCEL ID NO.: R11099

NOTICE OF TRUSTEE'S SALE

Date: January 13, 2020

Trustee: Christopher J. Smitherman

Lender: Jack H. Matthews

Note: Promissory Note dated June 25, 2018, in the original principal amount of ONE MILLION TWO HUNDRED THOUSAND and 00/100S DOLLARS (\$1,200,000.00)

2020 JAN 13 A 10:23

CHRISTOPHER J. SMITHERMAN
BRAZOS COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS

Deed of Trust:

Date: June 25, 2018

Grantor: Beautiful Abilities, LLC, a Texas limited liability company

Beneficiary: Jack H. Matthews

Recording Information: Deed of Trust filed at Volume 14756, Page 52 of the Official Public Records of Brazos County, Texas.

Other Lien Documents: Vendor's Lien retained in that certain Warranty Deed filed at Volume 15113, Page 25 of the Official Public Records of Brazos County, Texas.

Property: Being all of that certain tract or parcel of land lying and being situated in the THOMAS BLAKEY LEAGUE, A-6, Brazos County, Texas and being all of that 59.54 acre tract (called 60.00 acres) conveyed to Jack H. Matthews by Edgar Morris and wife Marjorie Davidson Morris, recorded in Volume 2005 Page 111, Official Records of Brazos County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof for all purposes.

County: Brazos County, Texas

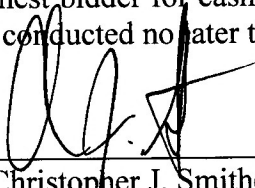
Date of Sale: February 4, 2020

Time of Sale: 1:30 p.m.

Place of Sale: Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas 77803, or as otherwise designated by the Brazos County Commissioners Court.

Christopher J. Smitherman is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property "AS IS" for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than two hours thereafter.


Christopher J. Smitherman, Trustee
6166 Imperial Loop, Ste, 15
College Station, Texas 77845

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXHIBIT "A"

Being all of that certain tract or parcel of land lying and being situated in the THOMAS BLAKEY LEAGUE, A-6, Brazos County, Texas and being all of that 59.54 acre tract (called 60.00 acres) conveyed to Jack H. Matthews by Edgar Morris and wife Marjorie Davidson Morris, recorded in Volume 2005 Page 111, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at the most northerly common corner of said 59.54 acre tract and the Tim Relyea 64.61 acre tract (4376/066); same being N 44°46'56" E - 32.11 feet from a 1/2" iron rod set on the common line between said tracts in the southwest line of a county road called Edge Cut-Off Road;

THENCE: S 44°59'44" E - 781.90 feet along said Edge Cut-Off Road to the most northerly common corner of said 59.54 acre tract and the Robert and Ann Horton 52.13 acre tract (7136/144);

THENCE: S 44°42'36" W - 21.56 feet pass a 1/2" iron rod found on line in said Edge Cut-Off Road line then continue for a total distance of 3344.44 feet along the common line between said 59.54 acre tract, said Horton tract and the Mary Ruth Patranella 52.13 acre tract (388/216) to a 1/2" iron rod found for the most southerly common corner of this tract and said Patranella tract; same being in the northeast common line of the Tim Relyea 259.175 acre tract (4361/146) and said 59.54 acre tract;

THENCE: N 44°58'48" W 769.18 feet along the common line between this tract and said Hayes tract to a 5/8" iron rod with cap set for the most southerly common corner of said 59.54 acre tract and said Irick tract;

THENCE: N 44°29'32" E at 32.11 feet pass a 1/2" iron rod found on said Edge Cut-Off Road line then continue along the common line between said 59.54 acre tract and said Irick tract for a total distance of 3344.32 feet to the PLACE OF BEGINNING; and containing 59.54 acres of land, more or less, of which 0.48 acres are contained in said Edge Cut-Off Road right-of-way according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on April 8, 2015.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/30/2007

Original Beneficiary/Mortgagee:
CITIFINANCIAL, INC.

Recorded in:
Volume: 8085
Page: 112
Instrument No: 00968470

Grantor(s)/Mortgagor(s):
MARILYN JESKE, FKA MARILYN ROGERS,
MORRIS JESKE HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
J.P. Morgan Mortgage Acquisition Corp.

Property County:
BRAZOS

Mortgage Servicer:
Rushmore Loan Management Services, LLC is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: LOT TWO (2) AND THE ADJOINING 8.3' OF LOT THREE (3), WOODSON PARK SECTION ONE, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 267, PAGE 72 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 2/4/2020

Earliest Time Sale Will Begin: 11am


Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please

Send written notice of the active duty military
service to the sender of this notice immediately.


Pete Florez, Zachary Florez, Orlando Rosas or
Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

KAREN MOORE, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
JAN 13 2020
morgana

2020 JAN 13 P 3:25

FILED

MH File Number: TX-19-71271-HE
Loan Type: Conventional Residential

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: September 29, 2006
Grantor(s): Fred N. Matthews and Stephanie A. Matthews, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp.
Original Principal: \$30,000.00
Recording Information: Volume 7619, Page 66
Property County: Brazos
Property: ALL OF LOT FORTY-THREE (43), BLOCK TWENTY-SEVEN (27). SHENANDOAH, PHASE 7-A, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4671, PAGE 157 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
Property Address: 1307 Portsmouth Court
College Station, TX 77845

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust I
Mortgage Servicer: Statebridge Company, LLC
Mortgage Servicer Address: 5680 Greenwood Plaza Blvd.
Suite 100S
Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: February 4, 2020
Time of Sale: 11:00 am or within three hours thereafter.
Place of Sale: The Atrium on the first floor of the County Administration building at 200 South Texas Avenue, Bryan, Texas or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

PLG File Number: 19-020632-1

RECORDED
Brazos County, Texas
2020 JAN 13 P 3:26

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT SIXTY-FIVE (65), BLOCK TWENTY-FIVE (25), PEBBLE CREEK PHASE 8-C, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4113, PAGE 164 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/30/2011 and recorded in Book 10363 Page 275 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/04/2020

Time: 11:00 AM


Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by STEVEN D. TAYLOR AND BONNIE E. TAYLOR, provides that it secures the payment of the indebtedness in the original principal amount of \$273,760.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
✓Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS,
EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS,
AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN,
KRISTOPHER HOLUB, JULIAN PERRINE, PETE
FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS,
SHERYL LAMONT, HARRIETT FLETCHER, ROBERT
LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD
OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond
Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-14-20 I filed this Notice of
Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County
Commissioners Court.

FILED
JAN 14 A 11:51
Brazos County Clerk
JAN 14 2020
Brazos County, Texas



Notice of Foreclosure Sale

January 13, 2020

FILED

2020 JAN 13 P 3:03

Deed of Trust ("Deed of Trust"):

Dated: November 7, 2018

Grantor: Brazos Living Homes, LLC

Trustee: Charles A. Ellison

Lender: Brazos County Titan Property, LLC

Recorded in: Volume 15006, Page 230, Official Public Records of Brazos County, Texas

Legal Description: Lot Two (2) Block Three (3), Park Hudson, Phase Six, an addition to the City of Bryan, Brazos County, Texas according to plat recorded in Volume 6866, Page 25, Official Records of Brazos County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$1,100,000.00, executed by Brazos Living Homes, LLC ("Borrower") and payable to the order of Lender

**Modifications
and Renewals:**

Reinstatement, Modification and Renewal Agreement dated August 5, 2019 by and between Brazos Living Homes, LLC, a Texas limited liability company as Borrower, Brazos County Titan Property, LLC, a Texas limited liability company as Lender, and Laurie L. Brown as Guarantor recorded in Volume 15498, Page 41, Official Records of Brazos County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described under the Legal Description above, and all rights and appurtenances thereto

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty dated November 7, 2018, and executed by Laurie L. Brown in favor of Lender

Substitute Trustee: Gerry M. Brown

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
Karen McQueen

Substitute Trustee's

Address: P.O. Box 10103, College Station, Texas 77842

Foreclosure Sale:

Date: Tuesday, February 4, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: Brazos County Administration Building, 200 S. Texas Ave., Bryan, Texas 77803

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Those desiring to purchase the Property need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

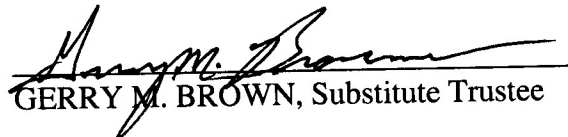
If Lender passes the Foreclosure Sale, the Substitute Trustee need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling and notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


GERRY M. BROWN, Substitute Trustee